

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

013849

NO TRANSFER
TAX PAID

That FIRSTMARK CONSTRUCTION, INC., of Waterville, in the County of Kennebec and State of Maine in consideration of ONE (\$1.00) DOLLAR and other valuable considerations, paid by JAMES F. VIGUE, whose mailing address is 222 Kennedy Memorial Drive, County of Kennebec, State of Maine, the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said JAMES F. VIGUE, his heirs and assigns forever;

A CERTAIN LOT or parcel of land situated in Waterville, County of Kennebec, State of Maine, bounded and described as follows, to wit:

Beginning at an iron pin set on the westerly line of Stone Ridge Drive at the common corner of Lots 2 and 3 as shown on a plan entitled "Final Subdivision Plan of Stone Ridge - Waterville, Maine", by K & K Land Surveyors, Inc., dated July, 1986; thence N $24^{\circ} 50' 57''$ E along the said westerly line of Stone Ridge Drive a distance of 136.99 feet to an iron pin set on said westerly line; thence in a general northwesterly direction along an arc convex to west a curved distance of 39.27 feet to an iron pin set on the southwesterly side of the cul-de-sac of said roadway, said arc has a radius of 25 feet and a central angle of $90^{\circ} 00' 00''$; thence in a general northwesterly direction along the southwesterly side of said cul-de-sac following an arc convex to northeast a curved distance of 113.43 feet to an iron pin set on the westerly side of said cul-de-sac at the common corner of Lots 3 and 4 of said plan, said arc has a radius of 75 feet and a central angle of $86^{\circ} 39' 12''$; thence N $32^{\circ} 35' 43''$ W along the common side line of Lots 3 and 4 a distance of 130.49 feet to an iron pin set at the common rear corner of said Lots 3 and 4; thence S $31^{\circ} 50' 58''$ W along the easterly line of land now or formerly of Donald Toulouse a distance of 275 feet to an iron pin set on said easterly line at the common rear corner of Lots 2 and 3 of said plan; thence S $58^{\circ} 09' 02''$ E along the common side line of Lots 2 and 3 a distance of 245.20 feet to the iron pin at the point of beginning.

The above described parcel of land contains 1.12 acres and is designated as Lot No. 3 on "Final Subdivision Plan of Stone Ridge - Waterville, Maine" by K & K Land Surveyors, Inc., dated July, 1986 and recorded in Kennebec Registry of Deeds File #E-87010.

This conveyance is made subject to the following restrictions, numbered 1 through 10, inclusive, which are to run with the land:

1. That no house for more than one family shall be built upon said lot and that no dwelling house consisting of less than 2,000 square feet of living area shall be built upon said lot.
2. Any wall of any residence or other outbuildings, including garages but excluding bay windows and steps, erected on said lot shall not be erected nearer than 50 feet from the street line on which said residence faces, nor nearer than 20 feet from the side lines of said lot.
3. Said lot shall be used for residential purposes only.
4. No more than one residence and the outbuildings thereof, such as a garage, shall occupy said lot or any part thereof.
5. Said lot shall not be subdivided or sold or leased in parcels.
6. No placards or advertising signs shall be erected or maintained on said lot or in any building thereon.

7. No fences, hedges, or construction of any kind other than a dwelling, garage and appurtenances, shall be erected or maintained nearer than fifty (50) feet from the street property line to interfere with the view of residents on adjoining lots.
8. No cows, horses, goats, swine, hens or any other animals other than domestic pets shall be kept or maintained on said lots or in any buildings thereon.
9. If any owners of two or more contiguous lots desire to improve said lots as one lot, that insofar as such contiguous lots are concerned, the foregoing restrictions shall be construed as applying to a single lot.
10. The grantor herein does not hold himself responsible for enforcing the foregoing restrictions.

Current real estate taxes are to be prorated between the parties as of the date hereof.

Being the same premises acquired by Firstmark Construction, Inc., by Warranty Deed from Anthony Poulin, dated March 7, 1988 and recorded in the Kennebec Registry of Deeds in Book 3314, Page 272.

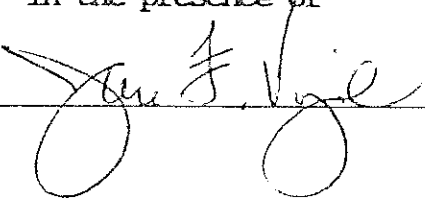
TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said JAMES F. VIGUE, his heirs and assigns, to him and his use and behoof forever.

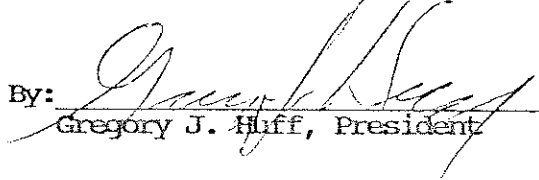
AND IT DOES COVENANT with the said Grantee, his heirs and assigns, that it is lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors and assigns shall and will WARRANT and DEFEND the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said FIRSTMARK CONSTRUCTION, INC., has caused this instrument to be signed and sealed by GREGORY J. HUFF, its President thereunto duly authorized on this 20th day of June, 1988.

Signed, Sealed and Delivered
in the presence of

FIRSTMARK CONSTRUCTION, INC.



By: 
Gregory J. Huff, President

STATE OF MAINE
COUNTY OF KENNEBEC, ss.

June 20, 1988

Personally appeared the above named Gregory J. Huff, President of FIRSTMARK CONSTRUCTION, INC. and acknowledged the above instrument to be his free act and deed and the free act and deed of said corporation.

Before me,


Notary Public

Print Name: Ivy L. Gilbert
My Commission Expires 1-22-89

